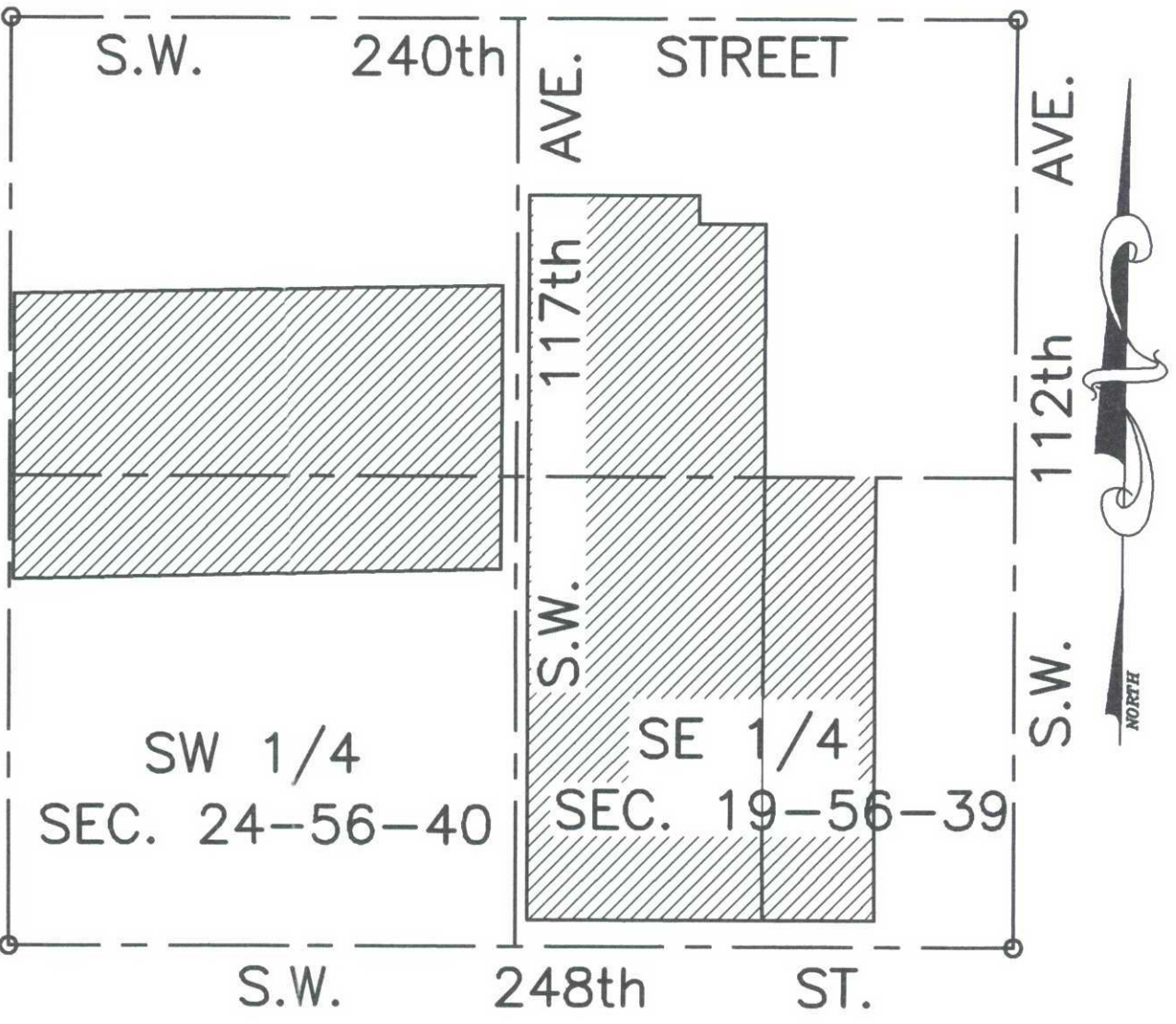


SKETCH OF BOUNDARY SURVEY

SCALE: 1"=150'

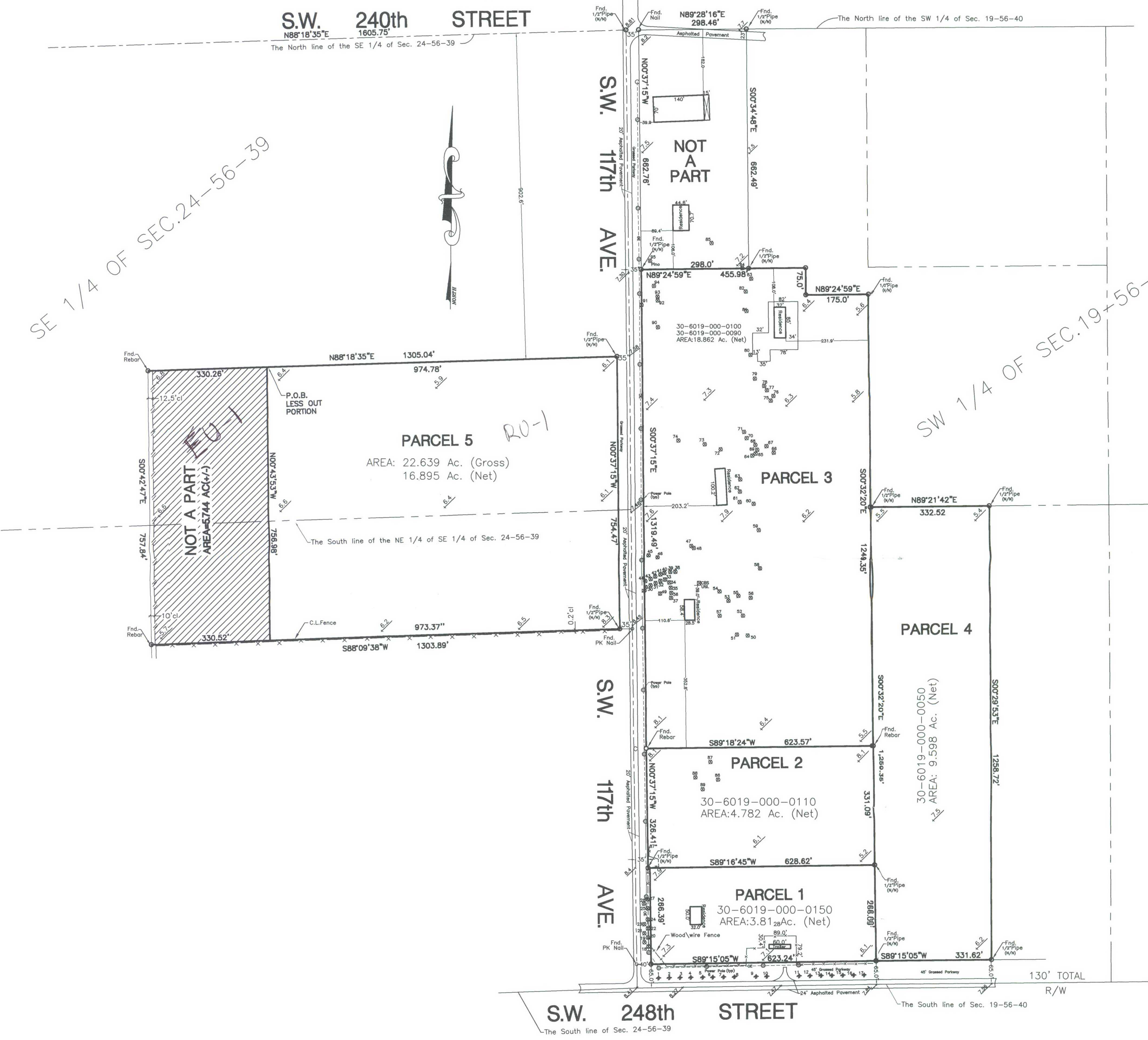
LOCATION MAP

SCALE: NTS



SE 1/4 OF SEC. 24-56-39

SW 1/4 OF SEC. 19-56-40



**LEGAL DESCRIPTION:**  
**PARCEL No. 1**  
THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. LESS THE SOUTH 65.00 FEET AND LESS THE WEST 40.00 FEET THEREOF.  
**PARCEL No. 2**  
THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. LESS THE WEST 40.00 FEET THEREOF.  
**PARCEL No. 3**  
THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) LESS THE EAST 175 FEET OF THE NORTH 75 FEET AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) LESS THE WEST 418 FEET OF THE SOUTH 520 FEET SECTION 19, TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.  
**PARCEL No. 4**  
THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 40 EAST, LESS THE SOUTH 65.00 FEET THEREOF FOR ROAD, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA  
**PARCEL No. 5**  
THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), LESS THE NORTH 902.55 FEET AND THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), LESS STREET DEDICATION, IN SECTION 24 TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA  
**LESS THAT WESTERLY PORTION DESCRIBED AS FOLLOWS:**  
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUATER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND RUN N.0°37'15"W. ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 40 EAST FOR A DISTANCE OF 423.34 FEET TO A POINT; THENCE RUN S.88°18'35"W. ALONG A LINE BEING 902.55 FEET FROM THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 24, MEASURED AT RIGHT ANGLE FOR A DISTANCE OF 974.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°18'35"W. FOR A DISTANCE OF 330.26 FEET TO A POINT; THENCE RUN S.0°42'47"E. FOR A DISTANCE OF 757.84 FEET TO A POINT; THENCE RUN N.89°09'36"E. FOR A DISTANCE OF 330.52 FEET TO A POINT; THENCE RUN N.0°43'53"W. FOR A DISTANCE OF 756.98 FEET TO POINT OF BEGINNING, CONTAINING 5.74 ACRES MORE OR LESS.

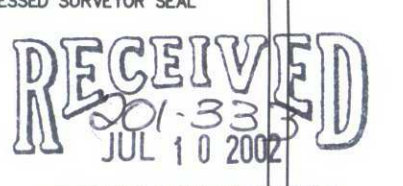
ABBREVIATION (IF ANY APPLIED)

E = CENTER LINE	CL = CLEAR	U.E. = UTIL. EASEMENT
F = PROPERTY LINE	ENC. = ENCROACHMENT	M = MONUMENT LINE
R/W = RIGHT OF WAY	C.B.S. = CONCRETE BLOCK STRUCTURE	P.C. = POINT OF CURVATURE
C.L.F. = CHAIN LINK FENCE	CONC. = CONCRETE	F.H. = FIRE HYDRANT
W.F. = WOODEN FENCE	8 = DIAMETER	EASMT. = EASEMENT
RES. = RESIDENCE	D.M.E. = DRAINAGE MAINT. EASEMENT	S.D.H. = SET DRILL HOLE
F.I.P. = FOUND IRON PIPE	S.I.P. = SET IRON PIPE	CALC.(C) = CALCULATED
S.R.B. = SET REBAR	F.D.H. = FOUND DRILL HOLE	F.S. = FOUND SPIKE
C.B. = CHORD BEARING	A/C = AIR CONDITIONING UNIT	RAD. = RADIAL
MEAS(M) = MEASURED	REC. (R) = RECORDED	P.O.B. = POINT OF BEGINNING
S.N.A.D. = SET NAIL AND DISC	F.N.A.D. = FOUND NAIL AND DISC	P.O.C. = POINT OF CURVATURE

WE HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 21HH-6 OF FLORIDA ADMINISTRATIVE CODE, PERTINANT TO SECTION 472.027, FLORIDA STATUTES, VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR SEAL.

**SITE ADDRESS:** S.W. 117th AVE. AND S.W. 248th STREET, MIAMI, FLORIDA  
**JOB NUMBER:** 01-492  
**DATE OF SURVEY:** 7/27/01  
**REVISED:** 4/12/02

**SURVEYOR'S NOTES:**  
LEGAL DESCRIPTION WAS FURNISHED BY CLIENT  
EXAMINATIONS OF THE ABSTRACT OR TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY  
NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED.  
THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.  
SHOWN ELEVATIONS ARE BASED ON N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM OF 1929)  
FOR: G.C.HOMES  
SCALE: 1"=150'  
DATE: 7/27/01  
DESIGNED BY: E.P.  
CHECKED BY: E.P.  
DRAWN BY: CADD  
FIELD BOOK No.  
PAGE No. 5295



Alberto R. Vera  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER No. 3105  
STATE OF FLORIDA  
DATE: JULY 8, 2002

CERTIFIED TO:  
G.C.HOMES, INC.  
ELLIOT HARRIS, P.A.

FLOOD ZONE INFORMATION

COMMUNITY	PANEL No.	SUFFIX	DATE OF INDEX	FIRM ZONE	BASE FLOOD ELEV.
120635	358	J	7/17/95	"AE"	7.00

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AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

MIAMI  
2450 S.W. 137th Ave., Suite 217  
MIAMI, FLORIDA 33175  
PH: (305) 554-6983  
FAX: (305) 554-7516

ORDER No.  
01-492  
SHEET No.  
1

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR SEAL



# SPECIFIC PURPOSE SURVEY

SCALE: 1"=150'

# LOCATION MAP

SCALE: NTS

REUSED

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers - Planners - Surveyors

MIAMI  
2450 S.W. 37TH AVE. SUITE 217  
MIAMI, FLORIDA 33175  
PH: (305) 554-6933  
FAX: (305) 554-7516

FOR: G.C. HOMES  
SCALE: 1"=150'  
DATE: 7/27/01  
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5295

SE 1/4 OF SEC. 24-56-39

SW 1/4 OF SEC. 19-56-40

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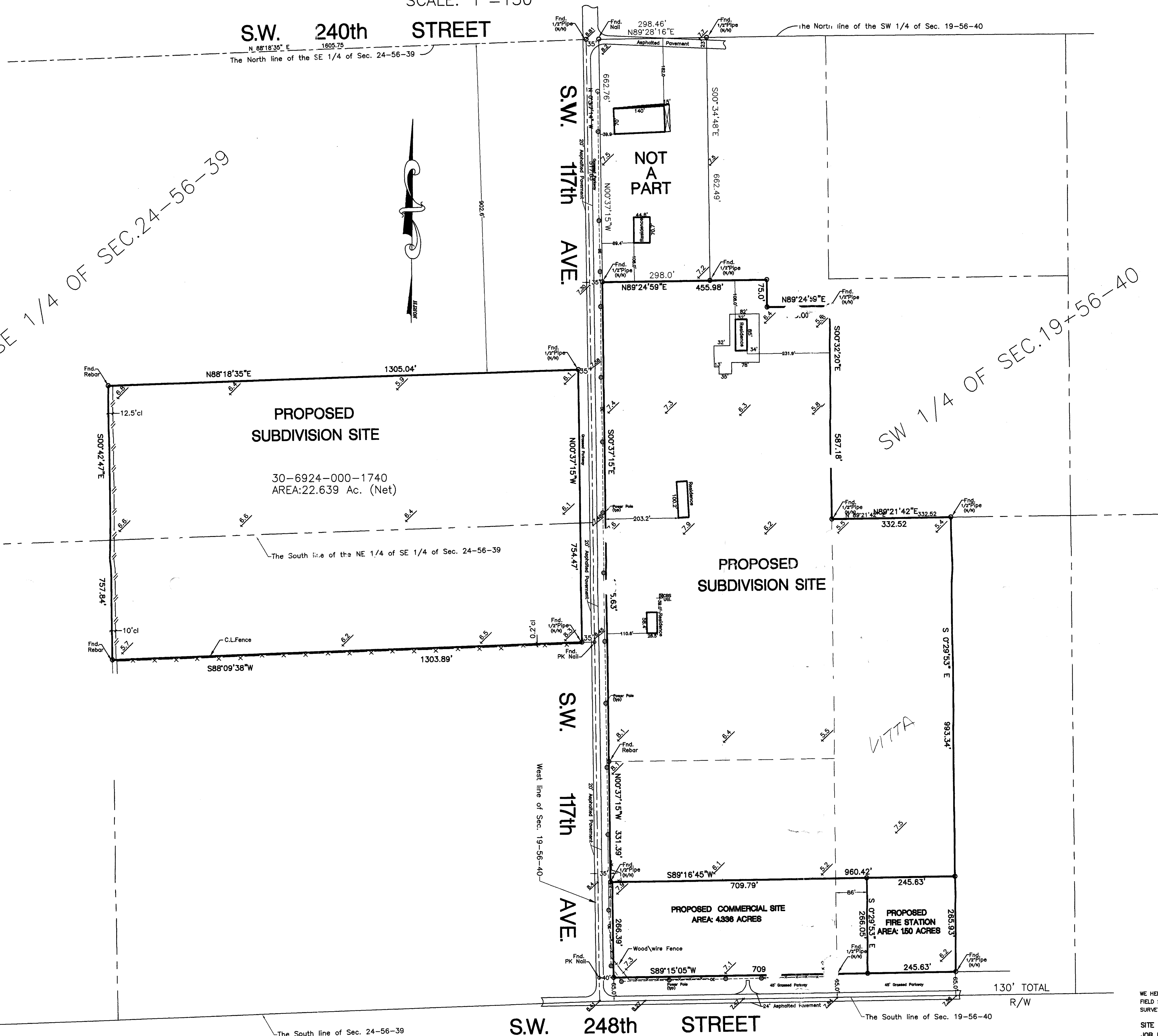
Drawn by  
WZ

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P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF CURVATURE

CERTIFIED TO:  
G.C. HOMES

## FLOOD ZONE INFORMATION

COMMUNITY	PANEL No.	SUFFIX	DATE OF INDEX	FIRM ZONE	BASE FLOOD ELEV.
120635	358	J	03-10-94	"A"	7.00



## LEGAL DESCRIPTION:

### SUBDIVISION SITE

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), LESS THE NORTH 902.55 FEET AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), LESS STREET DEDICATION, IN SECTION 24 TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. LESS THE WEST 40.00 FEET THEREOF.

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) LESS THE EAST 175 FEET OF THE NORTH 75 FEET AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) LESS THE WEST 418 FEET OF THE SOUTH 520 FEET SECTION 19, TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA

### COMMERCIAL SITE

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. LESS THE SOUTH 65.00 FEET AND LESS THE WEST 40.00 FEET THEREOF, AND

THE WEST 86 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 40 EAST, LESS THE SOUTH 65.00 FEET THEREOF FOR ROAD, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

### FIRE STATION SITE:

THE EAST 245.63 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP FIFTY SIX (56) SOUTH, RANGE 40 EAST, LESS THE SOUTH 65.00 FEET THEREOF FOR ROAD, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

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SHOWN ELEVATIONS ARE BASED ON N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM 1989)

201-333  
2001  
ZONING MAP  
MIAMI-DADE COUNTY  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER No. 3105  
STATE OF FLORIDA  
DATE: Aug. 19, 2001

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR SEAL